

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY AUTHORIZING FILING OF
AMENDATORY APPLICATION FOR LOAN AND CAPITAL GRANT FOR PROJECT NO.
MASS. R-24

WHEREAS, the Boston Redevelopment Authority is party to a Loan and Capital Grant Contract with the United States dated April 30, 1963;

WHEREAS, it is necessary and in the public interest for purposes of Project No. R-24 described in said contract (hereinafter referred to as the "Project"), that said Loan and Capital Grant be increased to provide for additional loan and grant assistance;

WHEREAS, based upon a calculation of eligible non-cash grants-in aid which have been committed by the City of Boston, and on the obligations of the City under the Cooperation Agreement between the City and the Authority dated March 15, 1963, no additional obligations or responsibility will be imposed on the City as the result of said additional loan and grant assistance;

WHEREAS, Section 115 of the Housing Act of 1949, as amended, and the rules and procedures prescribed by the Federal Government pursuant thereto provide for the making of rehabilitation grants to qualified applicants;

WHEREAS, it is necessary and in the public interest that, in the carrying out of the urban renewal project identified above, rehabilitation grants to be made in accordance with said statute and the rules and procedures governing the making of rehabilitation grants, and that the Boston Redevelopment Authority avail itself of financial assistance pursuant to law for this purpose; and

WHEREAS, Title VI of the Civil Rights Act of 1964, and that regulations of the Housing and Home Finance Agency effectuating that Title, provide that no person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertaking and carrying out of urban renewal projects assisted under Title I of the Housing Act of 1949, as amended;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That an Amendatory Application for Loan and Capital Grant for the purpose of seeking an increase of \$8,747,230 over the amount of Temporary Loan, of \$6,746,690 over the amount of Capital Grant (including \$150,000 for purposes of making rehabilitation grants under Section 115 of the Housing Act of 1949), and of \$1,400,540 over

the amount of Relocation Grant, provided in the Loan and Grant Contract No. Mass. R-24 dated April 30, 1963, is hereby approved, and that the Development Administrator is hereby authorized, for and on behalf of the Authority, to execute and file such Amendatory Application with the Department of Housing and Urban Development, and to provide such additional information and furnish such documents as may be required by said Department.

2. That the rules and procedures governing the making of rehabilitation grants is hereby approved, and that the Development Administrator is hereby authorized and directed to provide such information and to furnish such documents as may be required by the Department of Housing and Urban Development, and to act as the authorized representative of the Authority with respect to the rehabilitation grant program under Section 115 of the Housing Act of 1949.

3. That the United States of America and the Housing and Home Finance Administrator be, and they hereby are, assured of full compliance by the Authority with regulations effectuating Title VI of the Civil Rights Act of 1964.

January 13, 1966

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: Increase in Washington Park Project Expenditures Budget

Costs for the development of the Washington Park Project have exceeded the estimate approved at the time of the execution of the Loan and Grant Contract, April 30, 1963. Therefore, it is necessary to submit a revised Project Expenditures Budget and request an amendment of the Loan and Grant Contract increasing the total Federal Capital Grant by \$8,147,230 and the Project Temporary Loan by \$8,747,230.

At this time the project is well ahead of schedule. Property acquisition is 98% complete, relocation of families and businesses is 95% complete, and site clearance is 88% complete.

Since receiving approval of the original Project Expenditures Budget, several factors beyond the control of the Authority have resulted in increased costs. These are:

(1) The number of properties to be acquired has increased from 1050 to 1250 parcels. The additional properties to be acquired are those which owners have requested the Authority to purchase and some properties that have deteriorated to the point where rehabilitation has become infeasible.

(2) The projected rental income from management of acquired properties has not come up to expectations since it is the families with very low incomes, paying low rents, that remain longest in properties acquired by the Authority. The more affluent who pay higher rents are more readily relocated.

(3) Increased pro rated administrative costs reflecting the speeded-up property acquisition, relocation, rehabilitation and site clearance programs as well as the implementation of the Relocation Adjustment Payment Program authorized by the Housing Act of 1964.

(4) Increased costs for engineering and landscape design consultants, boundary surveys and preparation of parcel maps and reuse appraisals.

(5) Increased costs for demolition of acquired property have resulted from the necessity of trucking combustible debris to dumps on the outskirts of the Metropolitan area rather than burning on site.

(6) An increase in the budget has been necessary to defray the Authority's share of a Multi-Service Center to serve needs of families and individuals to be displaced.

(7) Increased costs for additional claims for relocation and for relocation adjustment payments authorized by the Housing Act of 1964.

(8) Increased costs resulting from rehabilitation grants made available under Section 115 of the 1965 Housing Act.

I believe the increase is justified and warranted.

I recommend the Authority adopt the attached Resolution authorizing the filing of an amendatory application for a temporary Loan and Capital Grant Contract.